

SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

This form and the descriptive information in the application package constitute the contents of an Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

PROJECT LABEL: USGS Quad: N/A

Section; T; R: N/A

Planning Area: N/A **Countywide Project**

OLUD: N/A

Improvement Level: N/A

PROJECT DESCRIPTION:

1. Project title: County of San Bernardino Housing Element Update, 2000-2005
2. Lead agency name and address: County of San Bernardino
Land Use Services Department / Advance Planning Division
385 North Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415
3. Contact person and phone number: Dave Prusch, Senior Associate Planner
385 North Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0182
(909) 387-4147
4. Project location: The Regional Location of San Bernardino County is shown on Figure 1. San Bernardino County is located in Southern California, bordered on the North by Inyo County, on the South by Riverside County, on the East by Nevada and Arizona, and on the West by Los Angeles, Orange, and Kern counties.
5. Project sponsor's name and address: County of San Bernardino
Land Use Services Department / Advance Planning Division
385 North Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0182
6. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary support, or offsite features necessary for its implementation. Attach additional sheets if necessary.)

County of San Bernardino Housing Element Update 2000 – 2005

The proposed project is an update of the San Bernardino County Housing Element for the planning period of 2000-2005. A Draft Housing Element, dated December 2002, has been prepared by the County to comply with the legal mandate that requires each local government to review its housing element as frequently as appropriate (California State Government Code Section 65588(a)). The proposed Housing Element Update is available for review on the County web page at: www.sbcounty.gov/landuseservices/housing.

The Housing Element is a significant facet of the County's overall long-range planning program. It has been prepared in accordance with development policies contained in the County General Plan Land Use Element, which establishes the location, type, intensity and distribution of land uses throughout the County and the Circulation Element, which ensures adequate mobility for County residents. The fundamental goal of the Housing Element is to promote the provision of a wide variety of housing opportunities to meet the needs of all economic segments of the community, while maintaining internal consistency among the other elements of the General Plan. The Housing Element sets forth goals based primarily on state law and then forms an implementation strategy to meet the established goals. The Element thus serves to guide and direct the County's decision-making in all shelter-related matters. The Housing Element Update functions as a means of evaluating the following:

1. The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of state housing goals;
2. The effectiveness of the housing policies and programs in attaining the community's housing goals and objectives; and
3. The progress of the local agency in implementing housing policies and programs.

It is also the purpose of this Element to outline the findings of this evaluation and to define any revisions to existing policies and programs that are adopted in response to these findings.

In November 1999, the Draft Regional housing Needs Assessment (RHNA), prepared by SCAG, assigned 43,668 units in new construction need to the unincorporated area of San Bernardino County. In November 2000, SCAG granted an appeal presented by the County to reduce the County RHNA allocation to 16,211 units. Given that the Valley Region of San Bernardino County is the most proximate area to surrounding urban counties, with available infrastructure, and vacant land, it is anticipated that this region of the County will receive the majority of housing construction in the current RHNA planning period of 1998-2005.

The Housing Element Land Inventory Analysis of residential development potential of the Valley Region demonstrates that the West and East Valley Regional Statistical Areas contain ample vacant land designated for residential uses to satisfy the RHNA New Construction Need of 16,211 units. The land inventory analysis included as an appendix to the Update demonstrates that the Valley Region contains over 25,000 acres of land suitable for ultimate build-out of up to 61,756 dwelling units under County land use designations, and over 26,000 acres of land that could accommodate up to 69,994 dwelling units under a combination of County and City land use plans. The analysis also demonstrates that the General Plan build-out potential of the unincorporated County areas included in the land inventory (including portions of the Mountain and Desert regions) is 98,423 housing units. However, production of the original Draft RHNA allocation of 43,668 dwelling units is not feasible during the current planning period due to wastewater/sewer infrastructure limitations, air quality issues, water availability restrictions, and circulation system limitations. Also, the availability of financing for facilities that require large capital investments (most notably water and sewer facilities, and roads) makes production of such a large number of new housing units in the 1998-2005 timeframe very unlikely.

Ultimately, it will be feasible to accommodate the original Draft RHNA allocation of 43,668 units, because the County has ample, appropriately zoned land. However, it cannot be accomplished within the specified planning period of 1998 – 2005. San Bernardino County is required to meet its "fair share" of existing and future housing needs for all income groups. The Housing Element Update has been prepared to demonstrate the County's policies and programs designed to meet housing needs as required, including the capacity to accommodate 16,211 additional dwelling units for the RHNA planning period of 1998-2005. Of the 16,211 dwelling units approved for unincorporated County areas by SCAG, the majority of these units are projected to be located in the Valley region. Approximately 70% of the new housing construction in the County between 2000 and 2010 is expected to be located in the Valley region. Since

the Valley Region has the land availability (approximately 25,000 acres suitable for development), and accessible infrastructure to potentially support 69,994 units at build-out, the approved 16,211 capacity can reasonably be accommodated by the Valley Region alone during the planning period. The total potential of the unincorporated areas of the County examined in the land inventory analysis is 98,423 housing units. The Mountain and Desert Regions are expected to accommodate approximately 30% of the 16,211-unit RHNA allocation (~4,863 units). The breakdown of housing units for the Valley region (County and SOI), the Unincorporated County, and the RHNA assigned need is contained in Table 1, below.

Table 1
SAN BERNARDINO COUNTY LAND INVENTORY ANALYSIS AND
BREAKDOWN OF RHNA DWELLING UNITS BY INCOME LEVEL

Income Level	Valley Region Capacity	Countywide Inventory Capacity	RHNA Allocation (2000-2005)
Very Low			3,891
Low			2,594
Moderate			3,242
Above Moderate			6,484
Total Units	69,994	98,423	16,211

ENVIRONMENTAL / EXISTING SITE CONDITIONS:

The County of San Bernardino is located in southern California, approximately 50 miles from the Pacific Ocean. In addition to the urbanized areas of the west and east valley portions of the County, there are resort communities in the Mountains and parts of the desert; retirement communities in Yucca Valley, Morongo Valley, Joshua Tree, Apple Valley, and Needles; communities centered around military installations; farming communities; and mining communities. Large portions of the land in the County are publicly owned by the federal government, including the United States Department of Defense, the Bureau of Land Management, and the Forest Service.

The County exhibits a diverse range of physical and biological conditions, with elevations ranging from below sea level to 11,502 feet, precipitation ranging from only a few inches to over 50 inches, and temperatures ranging from summer highs of over 120°F to winter extremes of -25°F. Such physical factors have served to shape the biological resources of the region. Approximately 59 vegetation communities exist in southern California alone, and many of these, exclusive of coastal communities, occur within the County. As over 90% of the County land area is desert, desert plant communities dominate within the County's border; however, numerous mountain and valley vegetation communities occur within the County's borders, supporting a wide variety of complex faunal communities. The Valley region is highly urbanized, with few remaining undisturbed natural open space areas. The predominant community types in undeveloped areas in the valley are chaparral, coastal sage scrub, deciduous woodlands, grasslands, and wetlands. Developed areas contain mostly vegetation in the form of introduced landscape species or weed species. The Mountain Region contains mainly chaparral, sage scrub, deciduous woodlands, conifer forests, and wetlands. The Desert Region contains at least ten natural communities, several of which include sage scrub, Joshua tree woodland, Mojave Desert scrub, saltbush scrub, dunes, etc. A list of sensitive flora and fauna is included in the supporting Biological Resources Background Report for the County of San Bernardino General Plan FEIR and a discussion of vegetation communities is included in the FEIR itself.

San Bernardino County will be subject to significant growth over the next several decades. This growth is attributed primarily to natural population growth and in-migration, both of which are ultimately dependent on viable economic conditions to supply adequate employment opportunities. The General Plan includes a number of policies designed to accommodate projected growth through means such as support of economic expansion, provision of public services, expansion of infrastructure and consolidation of land use densities. All of these measures are tied to existing (and future) population projections by appropriate organizations (e.g., SCAG), and it should be noted that the margin of error for population projection models is typically on the order of 2-3%.

Between 1990 and 2000, population growth of over 354,000 people was projected for San Bernardino County, or approximately 25%, compared to 16% for the SCAG Region and 9% for California as a whole. Population growth trends/projections for 1900-2020 are shown in Table 2.

The most common household sizes throughout San Bernardino County are 3-4 person and 2 person households. Households for 3-4 persons generally represent approximately 35% of all households, and 2 person households generally represent approximately 29%. The Valley Region contains larger households when compared to the Desert Region, particularly the Morongo Basin and Outlying Desert Regions. Also, according to HUD, the Riverside-San Bernardino MSA median income for a family of four in 2000 was \$47,400.

The existing housing market experienced a great shift between 1980 and 1990, with each RSA performing differently. In the West Valley, the number of 5+ unit dwellings doubled, while single family attached units nearly tripled. The Baker RSA gained a number of single family attached units, but experienced a large slowdown in construction of 5+ unit dwellings and an increase in the number of 3-4 unit dwellings. The housing inventory of the remaining RSA's remained relatively stable during the 1980's, although a few notable changes deserve mention. The unincorporated Mountains Region lost more than half of its housing stock between 1980 and 1990 due mainly to the incorporation of Big Bear Lake. The number of mobile homes in the Barstow/Victor Valley RSA more than doubled, as did the 3-4 unit dwellings in the Morongo Basin RSA. In the Outlying Deserts RSA, mobile homes decreased in proportion by 13.4%. The unincorporated areas of the County experienced a drop of over 65,000 units between 1980 and 1990, a loss that can be attributed largely to incorporation of new cities. Throughout the County, primarily owner households occupy three and four bedroom units, while renter households dominate studio, one-bedroom and two-bedroom units. Renter units are inherently smaller than owner units as they typically cost less and are designed for smaller households. The housing stock in the County is relatively new, with nearly 60% of all units built after 1970, and with very few units requiring major rehabilitation.

Table 2
POPULATION GROWTH TRENDS 1900 - 2020
SAN BERNARDINO COUNTY, CALIFORNIA AND UNITED STATES

Year	Population			Annual Growth Rate		
	San Bernardino County	California ¹	United States ¹	San Bernardino County	California	United States
1900	27,929 ¹	1,485,053	75,994,575	--	--	--
1910	56,706 ¹	2,377,549	91,972,266	7.3	4.8	1.9
1920	73,401 ¹	3,426,861	105,710,620	2.6	3.7	1.4
1930	133,900 ¹	5,677,251	122,755,046	6.2	5.2	1.5
1940	161,108 ¹	6,907,387	131,669,275	1.8	2.0	0.7
1950	281,642 ¹	10,586,223	151,325,798	5.8	4.4	1.4
1960	503,591 ¹	15,717,204	179,323,175	6.0	4.0	1.7
1970	682,233 ¹	19,953,134	203,302,031	3.1	2.4	1.3
1980	895,016 ¹	23,667,902	226,504,825	2.7	1.7	1.1
1990	1,418,380 ¹	29,760,021	250,410,000	4.7	1.8	0.9
2000	1,772,537 ²	32,521,000	274,634,000	2.3	1.2	0.9
2005	2,005,402 ²	34,441,000	285,961,000	1.2	0.6	0.4
2010	2,239,578 ²	37,644,000	297,716,000	1.1	0.9	0.4
2015	2,512,670 ²	41,373,000	310,133,000	1.2	0.9	0.4
2020	2,830,000 ²	45,278,000	322,742,000	1.2	0.9	0.4

Note: Growth rates represent annual compound rates of increase.

Source: ¹ U.S. Census

² 1994 SCAG Growth Forecast

During the past thirty years, San Bernardino County grew in population from 682,233 to 1,772,537 (2000), a 160% increase. The movement began in the late 1970's due to the fact that the Inland Empire, including San Bernardino County, is the last Southern California region to have large amounts of undeveloped land designated for residential use along its transportation corridors. While the Valley Region of the County has the greatest proportion of the population, the Mountain Region has experienced the most rapid growth, while the Desert Region continues to increase in population, but at a slower rate. The County's current (2000) housing inventory is estimated at 610,317 units, while the County is estimated to provide 617,054 employment opportunities. This represents a jobs-housing ratio of 1.01, reflecting an improved jobs-housing balance from the last decade. A ratio of 1.5 is considered to be the standard measurement threshold for determining an employment-rich versus a housing-rich community. Given that the Inland Empire is one of the last remaining inexpensive areas to live relative to other Southern California regions, it is expected that San Bernardino County will remain housing-rich. In the past, the ratio has been approximately 0.8, and the updated housing element sets a goal in Housing Program 13d to facilitate a ratio of 1.2 jobs to 1 dwelling unit. At the end of the previous planning period, the job/housing ratio was found to be 1.01, an improvement over the ratio of 0.8.

The 1990 Census reported 16,454 households in the unincorporated area with five or more persons, representing 15.6% of all households. Of these, about one-third were renters, and about two thirds were owners. In 1999, 15% of renter households were considered overcrowded, while only 8% of owner-occupied dwellings were considered overcrowded. Overpayment is more prevalent than overcrowding in the unincorporated County area. Approximately 63% of low-income households are over paying for housing. According to the 1990 Census, female-headed households with children represented about 6% of all households in the unincorporated area. Overall, the homeless population in San Bernardino County accounts for approximately 0.2% of the total population of the County.

San Bernardino County has experienced strong growth trends in population, housing, and employment. The unincorporated area is projected to grow as fast or faster than many of the cities within the County. Job growth is projected to be even greater between 2000 – 2005, with most new jobs being created in government, services, and tourism industries. Of the top ten fastest growing occupations, only three will earn moderate to high incomes, indicating a continued need for the maintenance and construction of affordable housing. Housing prices are also expected to remain affordable relative to surrounding counties, although overpayment is still present in 1.3% of unincorporated County households.

HOUSING ELEMENT UPDATE: SCOPE OF CHANGES FROM THE EXISTING HOUSING ELEMENT

The Housing Element is a comprehensive statement by San Bernardino County of its broad and specific commitments to meet existing and future housing needs in the unincorporated area of the County. The Housing Element is one of seven General Plan Elements mandated by the state of California, as articulated in Section 65580 to 65589.8 of the Government Code. State Law requires that the Housing Element consist of “an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing stock, its location and physical condition.” The Housing Element is, therefore, an official local government response to the need to improve access to decent affordable housing for all economic segments of the population.

The County of San Bernardino General Plan Housing Element details the County's five year strategy for expanding housing opportunities for the various economic segments of the unincorporated portions of the County, and provides the primary policy guidance for local decision-making related to housing. The Housing Element provides the implementation strategies for effectively addressing the housing needs of San Bernardino County residents, as assessed for the 1998-2005 planning period. The implementation period for the programs identified in this Housing Element is 2000-2005.

The County's current Housing Element was prepared in conjunction with a comprehensive General Plan Update in 1989. The element was further updated with demographic information from the 1990 census, and was finally approved in 1993. The 1993 Housing Element represented an entirely new element, prepared in coordination with all other elements of the 1989 General Plan. The proposed update for 2000 – 2005 presents a new, more user-friendly format that is much easier to understand and use as a reference document. The land inventory analysis has been updated with a more graphic and quantifiable methodology. The demographic data (population, housing and employment) has been updated with the most current information available in early 2000. Finally, the current Regional Housing Needs Assessment (RHNA) has been incorporated, including construction targets by income range.

In terms of changes that might manifest physical effects on the environment, the proposed Housing Element Update is only a focused refinement of the current Housing Element. No new policy provisions are proposed, and the only housing program changes reflect current programs already in effect, as approved in the County's 2000 – 2005 Consolidated Plan. A comparison of the programs described in the adopted 1993 housing element with the program changes proposed in the 2000 – 2005 update does not indicate any potentially significant adverse effects on the environment, or the resources of San Bernardino County. In fact, nearly all programs adopted in the 1993 housing element are proposed to continue

through the 2000-2005 planning period. 88 housing programs were included in the 1993 Housing Element. Thirteen of the programs from the 1993 element are not included in the update. Fifteen new programs have been added, and nine of the programs in the proposed update are combinations of two or more programs from the 1993 element that actually function as single programs. The result is a total of 82 programs in the proposed Housing Element Update. The differences in programs and implementation strategies between the current 1993 Housing Element and the proposed update for the years 2000 – 2005 can be summarized as follows:

Discontinued Programs: Twelve programs from the 1993 Housing Element were not included in the 2000 – 2005 update because they either a) were completed, b) could not be implemented due to infeasible constraints or lack of thresholds for effective evaluation, c) were not found to affect permanent housing, d) were not well utilized, and funding could be more effectively used elsewhere, or e) were re-evaluated and found to be duplicative of other programs, or not essential components of an effective housing element. Following is a list of the 1993 programs that were not included in the update. These programs are described fully in Section 5 of the update document:

2a – Prepare Small Lot Development Standards	2n – RV Park Design Criteria
2b – Small Parcel Design Guidelines	5n – Off-Base Military Housing
2h – Support Weatherizing Legislation	9 – Housing Variety Requirements
2j – Prepare Housing Design Criteria	11f – Transit-Oriented Development Standards
2l – Require Enclosed Storage Areas	14c – Coordinate with Other Jurisdictions
2m – Density Criteria for Group Housing	15c – Security Deposit Assistance

New Programs: The Housing Element Update 2000 – 2005 presents fifteen new programs, mainly as expansions or revised implementation and monitoring of existing programs. These program additions are expected to have little or no impact on the physical environment, or would not cause environmental effects that would be substantially different from the effects of programs of the adopted housing element of 1993. Most of the new programs are related to financial assistance to make housing more affordable. These new programs are not necessarily designed to produce new housing units or promote new development. Therefore, no significant direct physical impacts are anticipated. Following is a list of the fifteen new programs (or program elements) presented in the Housing Element Update 2000 – 2005. These programs are described fully in Section 6 of the update document:

3g – HOME Rental Rehab Program	5j – Lease-Purchase Home Ownership Assistance
3h – HOME Rental Refinance Program	5k – Home Owner Down Payment Assistance
3i – Neighborhood Code Enforcement	5l – Welfare-to-Work Housing Vouchers
3j – Rehab for Resale Program	5m – Mainstream Program (assisted living)
4d – Historic Home Preservation Program	5u – Family Unification Program (vouchers)
5f – Affordable Site Availability Studies	8b – Homeless Service Coordination
5g – Affordable Site Acquisition/Banking	12c – Infrastructure Database Program
5h – Non-Profit Redevelopment Partnerships	

This completes the project description used to evaluate potential adverse environmental impacts that may be caused by implementing the Updated Housing Element through the period of 2000 – 2005. The Initial Study Environmental Checklist Form which follows, provides the analysis, substantiation and conclusions regarding potential environmental effects of implementing the proposed project, the Housing Element Update 2000 – 2005. This Initial Study evaluates the project's potential environmental impacts relative to thresholds of significance established in the Initial Study Environmental Checklist Form in use by San Bernardino County, in compliance with the California Environmental Quality Act (CEQA) and CEQA Guidelines, as amended.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

- ☒ The proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it may analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Randy Scott, Advance Planning Division Chief
For Land Use Services Director

Date_____

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (check ___ if project is located within the viewshed of any Scenic Route listed in the General Plan):

- la. The Housing Element Update does not specify locations or designs of proposed dwelling units; nor does it compel construction of any kind. It is implausible and infeasible at this time to speculate on project specific scenic vista impacts. It is important, however, to point out that future development would be reviewed to determine compliance with the County's development standards, as well as to determine impacts to scenic vistas that may be specific to the project. In order to obtain the necessary building permits, the project will have to meet the development code standards and design guidelines that are already in place, including provisions to protect significant scenic vistas and incorporate acceptable aesthetic designs in San Bernardino County. Thus, no additional mitigation is necessary to reduce impacts to a less than significant level, as the project will not substantially affect a scenic vista beyond levels already anticipated in the County's Development Code and General Plan FEIR.
- lb. Future development in accordance with the Housing Element Update would be reviewed to determine compliance with County development standards, and evaluated for potential impacts to scenic resources. The General Plan and General Plan FEIR currently have mitigation measures in place to protect scenic resources determined to be significant. Biological resources (such as trees) have been evaluated in the Biological Section of the FEIR, and mitigation measures are in place to protect significant biological resources. Rock outcroppings will be preserved through mitigation measurements and requirements for the preservation of paleontological resources, and historic buildings that are found to be of significant value will also be preserved through the evaluation and mitigation process already established in the Cultural Resources section of the FEIR. No mitigation measures are necessary.
- lc. Future development in support of the Housing Element Update and in accordance with the Land Use Element and development standards would not be anticipated to create a demonstrable negative aesthetic effect to the County's visual qualities. With existing development review procedures in place, it is not anticipated that any significant visual impacts would occur as a result of implementation of the Housing Element Update. Nevertheless, each development would be evaluated to determine potential aesthetic impacts. No mitigation measures are necessary.
- ld. New development of projects in accordance with the County's Housing Element Update could create sources of light and glare in the County. As additional units are developed, greater intensity and density of development would result in increased light and glare in the developed areas due to exterior lighting, lighting of streets and walkways, and interior lighting which could be visible from the outside. To minimize potential light and glare impacts, future development assumed by the Housing Element Update would be required to comply with the Land Use Element of the General Plan for any new lighting that would result

from housing development over the next five years. In addition, through the County's environmental review process, future development would be required to avoid significant glare impacts. No mitigation measures are required for the Housing Element Update.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
II. AGRICULTURE RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (check ___ if project is located in the Important Farmlands Overlay):

- IIa. Although the proposed project cannot and does not specify the location where the assigned growth need would be constructed with any precision, it must be noted that before new units are constructed, the future development would be reviewed to determine compliance with the County's Development Standards, as well as to determine impacts to agricultural resources in the County. Additionally, the Housing Element Update includes a summary of land available for development, which excludes prime and unique farmland from consideration for development. The analysis determined that even excluding wetlands, prime/unique farmlands, and flood zones, and areas suitable to endangered species, there was still 1,147,750 acres suitable for development. The portion of this area within 1 mile of existing urbanization is still 214,443 acres, leaving more than enough available land to meet the assigned growth need without impacting farmlands. No mitigation is required for the Housing Element Update.
- IIb. While the exact locations of potential new dwelling units are not known at this time, prior to development in the future, all projects will be reviewed for consistency with the County's development standards, including conflicts with agricultural uses or Williamson Act contracts in the County. Also, please refer to the discussion under issue IIa for additional information. No mitigation measures are necessary as the existing County review process already provides a methodology to prevent any adverse impacts to existing agricultural uses or Williamson Act contracts.
- IIc. Due to the availability of extensive acreage of non-agricultural land within the County that is as yet undeveloped, it is unlikely that there would be any net conversion of Farmland to non-agricultural uses resulting from implementation of the proposed project. As stated on page 113 of the updated housing element report, "The supply of vacant land, however, is more than sufficient to accommodate the RHNA

New Construction allocation.” The County’s available vacant land designated for residential use and excluding farmlands can easily accommodate more than 60,000 dwelling units as it is currently designated. While there will likely be land in San Bernardino County that could be converted from non-residential to residential development, no thorough examination has been performed, due to the fact that the availability of extensive acreage of vacant land renders an examination of underutilized land relatively unimportant. Additionally, the future development will necessarily be reviewed for consistency with the County’s development standards, as well as to determine and assess impacts of any proposed conversion of farmland to non-agricultural uses in the County. The existing review process is sufficient to ensure that no net significant conversion of farmland occurs due to the implementation of the updated housing element.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (discuss conformity with the South Coast Air Quality Management Plan, if applicable):

- IIIa. The Housing Element Update identifies an assigned growth need in the County of 16,211 housing units for development through 2005. The Air Quality Element of the General Plan states that new development in the County shall comply with the density and intensity requirements in the Land Use Element and the current Zoning Ordinance of the County. Implementation of the Housing Element Update’s assigned growth is consistent with, and is well within the density and intensity values established by, the adopted Land Use Element of the County General Plan. In turn, the Land Use Element is in full conformance and compliance with the Regional Comprehensive Plan and Guide (RCPG) published by SCAG, which demonstrates compliance with the Regional Air Quality Management Plan (AQMP). Thus, the implementation of the Housing Element Update is fully consistent with the AQMP, and regional planning air quality impacts are less than significant.

The proposed project is located within the South Coast Air Basin, which is regulated by the South Coast Air Quality Management District's Rules and Regulations. According to the South Coast Air Quality Management District CEQA Air Quality Handbook, construction of 16,211 dwelling units would exceed the significance threshold for air quality, which is 166 single-family units and 261 multi-family units. A project of this magnitude would be considered significant. However, the Housing Element is a policy document. It does not entitle or propose actual construction of housing units; and it does not anticipate any new development beyond what is provided in the General Plan Land Use Element. Growth consistent with the Land Use Element has already been analyzed in the General Plan EIR, as well as the regional plans of SCAG and SCAQMD. Because the proposed Housing Element Update is consistent with the growth assumptions specified in the General Plan, the update would not cause any impacts that have not been considered in the AQMP. No mitigation is necessary.

Additionally, it should be noted that individual development proposals to construct new housing in accordance with the General Plan Update will be evaluated in detail to determine the significance of any air quality impacts on a project specific basis. Each project will be evaluated as submitted for compliance and consistency with all applicable SCAQMD Rules and Regulations. The Housing Element Update itself does not contain any new programs, or deletions of existing programs, that would constitute any significant change from the adopted Housing Element, which was determined to not have any significant air quality impacts.

The following information is provided as background for a general understanding of the existing environmental setting for the South Coast Air Basin. The climate in the South Coast Air Basin is determined by its terrain and geographical location. The Basin is a coastal plain with connecting broad valley and low hills. The Pacific Ocean forms the southwestern border and high mountains surround the rest of the Basin. The region lies in the semi-permanent high-pressure zone of the eastern Pacific. The resulting climate is mild and tempered by cool ocean breezes. This climatological pattern is rarely interrupted. However, there do exist periods of extremely hot weather, winter storms, or Santa Ana wind conditions. Even though the Basin has a semi-arid climate, air near the surface is generally moist because of the presence of a shallow marine layer. With very low average wind speeds, there is a limited capacity to disperse air contaminants horizontally. The dominant daily wind pattern in and onshore daytime breeze and an offshore nighttime breeze. The typical wind flow pattern fluctuates only with occasional winter storms or strong northeasterly Santa Ana winds from the mountains and deserts north of the Basin. Summer wind blow patterns represent worst-case conditions, as this is the period of higher temperatures and more sunlight which result in ozone formation.

The vertical dispersion of air pollutants in the South Coast Air Basin is limited by temperature inversions in the atmosphere close to the earth's surface. Temperature normally decreases with altitude and a reversal of this atmospheric State, where temperature increases with altitude, is called an inversion. The combination of stagnant wind conditions and low inversion produces the greatest pollutant concentrations. On days of no inversion or high wind speeds, ambient air pollutant concentrations are lowest. During periods of low inversions and low wind speeds, air pollutants generated in urbanized areas are transported predominantly onshore into Riverside and San Bernardino counties. In the winter, the greatest pollution problems are carbon monoxide and oxides of nitrogen because of extremely low inversion and air stagnation during the night and early morning hours. In the summer, the longer daylight hours and the brighter sunshine combine to cause a reaction between hydrocarbons and oxides of nitrogen.

Air Pollution Constituents

Both the State of California and the federal government have established health based Ambient Air Quality Standards (AAQS) for six air pollutants. As shown in Table 1 these pollutants include ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, suspended particulate matter (PM10) and lead. (PM2.5 particulate matter has also recently been added to this listing, however, the SCAQMD does not currently have data to document ambient conditions or quantify these emissions. Therefore, PM2.5 impacts are

omitted from this analysis.) In addition, the State has set standards for sulfates, hydrogen sulfide, vinyl chloride and visibility reducing particles. These standards are designed to protect the health and welfare of the populace with a reasonable margin of safety.

In addition to primary and secondary Ambient Air Quality air pollution standards, the State of California has established a set of episode criteria for ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide and particulate matter. These criteria refer to episode levels representing periods of short-term exposure to air pollutants, which actually threaten public health.

Regional Air Quality

The SCAB does not attain state and Federal AAQS for four of the six constituents described above. The Basin is in compliance with federal sulfur dioxide and lead standards, but ambient carbon monoxide, ozone and particulate levels may reach twice the standards. In addition, SCAB is the only area in the country that does not attain the federal nitrogen dioxide standard. However, based on nitrogen dioxide levels meeting the federal standard within the past few years, the SCAQMD is in the process of requesting redesignation. These air contaminants exceed the more stringent State Ambient Air Quality Standards by and even higher margin.

Local Air Quality

The county contains seven air quality monitoring stations, with six located in the Valley region and one located in the Mountain region. These stations monitor ozone, carbon monoxide, sulfur dioxide, ROG, PM10 and nitrogen dioxide. Table 11 shows the Ambient Air Quality Standards.

Table 3
AMBIENT AIR QUALITY STANDARDS

Air Pollutant	California	Federal	
	Concentration	Primary (>)	Secondary (>)
Ozone	0.09 ppm, 1-hr avg >	0.12 ppm, 1-hr avg	0.12 ppm, 1-hr avg
Carbon Monoxide	9 ppm, 8-hr avg > ^a 20 ppm, 1-hr avg >	9 ppm, 8-hr avg ^b 35 ppm, 1-hr avg >	9 ppm, 8-hr avg 35 ppm, 1-hr avg >
Nitrogen Dioxide	0.25 ppm, 1-hr avg > ^c	0.053 ppm, annual avg ^d	0.053 ppm, annual avg ^e
Sulfur Dioxide	0.05 ppm, 24-hr avg ≥ zone ≥ 0.10 ppm, 1-hr avg or TSP ≥ 100 ug/m ³ , 24-hr avg 0.25 ppm, 1-hr avg > ^e	0.03 ppm, annual avg 0.14 ppm, 24-hr avg	0.50 ppm, 3-hr avg
Suspended Particulate Matter (PM10)	30 ug/m ³ , annual geometric mean > 50 ug/m ³ , 24-hr avg > ^f	50 ug/m ³ , annual ^g arithmetic mean 150 ug/m ³ , 24-hr avg	50 ug/m ³ , annual ^g arithmetic mean 150 ug/m ³ , 24-hr avg
Sulfates	25 ug/m ³ , 24-hr avg ≥		
Lead	1.5 ug/m ³ , 30-day avg ≥	1.5 ug/m ³ , calendar quarter	1.5 ug/m ³ , calendar quarter
Hydrogen Sulfide	0.03 ppm, 1-hr avg ≥		
Vinyl Chloride	0.010 ppm, 24-hr avg ≥		
Visibility Reducing Particles	Insufficient amount to reduce the visual ranges to less than 10 miles at relative humidity less than 70%, 8-hr avg (9am-5pm) ^h		

- a. Effective December 15, 1982. The standards were previously 10 ppm, 12-hour average and 40 ppm, 1-hour average.
- b. Effective September 13, 1985, standard changed from > 10 mg/m³ (≥ 9.3 ppm) to > 9 ppm (≥ 9.5 ppm).
- c. Effective March 9, 1987, standard changed from ≥ .25 ppm to > .25 ppm.
- d. Effective July 1, 1985, standard changed from > 100 ug/m³ (> .0532 ppm) to > .053 ppm (> .0534 ppm).
- e. Effective October 5, 1984. The standard was previously .5 ppm, 1-hour average.
- f. Effective August 19, 1983. The standards were previously 60 ug/m³ TSP, annual geometric mean, and 100 ug/m³ TSP, 24-hour average.
- g. Effective July 1, 1987. The standards were previously: Primary-Annual geometric mean TSP > 75 ug/m³, and a 24-hour average TSP > 260 ug/m³; Secondary-Annual geometric mean TSP > 60 ug/m³, and a 24-hour average TSP > 150 ug/m³.
- h. Effective October 18, 1989. The standard was previously "Insufficient amount to reduce the prevailing visibility to less than 10 miles at relative humidity less than 70%, 1 observation", and was based on human observation rather than instrumental measurement.

Source: South Coast Air Quality Management District, April 1991.

- IIIb. The Housing Element Update identifies an assigned growth need of 16,211 additional housing units throughout the planning period of 1998-2005. New development will generate pollutant emissions due to new vehicle trips, use of equipment, and off-site power and natural gas generation. During the construction phase of individual development projects, construction vehicles and activities would also generate emissions. Air pollutant emission associated with the project could occur over the short-term for demolition, site preparation and construction activities to support the proposed land use. In addition, emissions could result from the long-term operation of the completed development. Significance is determined through evaluation of specific projects relative to the following thresholds of significance set forth in Table 4.

Short-Term Construction-Related Impacts

Air quality impacts may occur during the site preparation and construction activities required to prepare the proposed on-site land use. Major sources of emissions during this phase include exhaust emissions generated during demolition of an existing structure, site preparation and subsequent structure erection and fugitive dust generated as a result of soil disturbances during excavation activities.

To minimize construction related to air quality impacts, future development projects would be required to comply with SCAQMD Rule 403. Additionally, through the county's environmental review process, future development projects would be evaluated for potential construction-related air quality impacts. Where appropriate mitigation measures would be required to reduce potential construction related air quality impacts to a level that would be less than significant.

Long-Term Air Quality Impacts

Long-term air quality impacts are those associated with the emission produced from project-generated vehicle trips as well as from stationary sources related to the use of natural gas for heating and use of electricity for lighting and ventilation. The net increase in new development anticipated in the Housing Element Update is related to a change in the number of housing units and additional vehicle trips. Without specific details regarding future development, such as square footage and vehicle trips, it is impossible to specifically quantify long-term emissions. However, the Housing Element Update contains specific programs focused on reducing air quality emissions. Specifically, programs 11e, 11f, and 11g focus on reducing length and number of vehicle trips, encouraging use of public transportation, reducing vehicle emissions and providing for a variety of lifestyle choices located convenient to travel requirements. The air Quality Element of the General Plan states that new development would be required to comply with pertinent SCAQMD regulations to prevent the generation of significant pollutant emissions and toxic emissions and with the County's Transportation Demand Management Ordinance to encourage the use of alternative transportation. Each development would be evaluated on an individual basis regarding compliance with such applicable air quality standards. No mitigation measure are necessary at this time, however, project specific mitigation measures may be required on specific applications for development in order to reduce potential impacts to a less than significant level.

Table 4
STANDARDS OF SIGNIFICANCE

Thresholds of Construction Emissions

The following significance thresholds for construction emissions have been established by the SCAQMD. Projects in the South Coast Air Basin with construction-related emissions that exceed any of these emission thresholds should be considered to be significant:

- 2.5 tons per quarter or 75 pounds per day of ROC
- 2.5 tons per quarter or 100 pounds per day of NO_x
- 24.75 tons per quarter or 550 pounds per day of CO
- 6.75 tons per quarter or 150 pounds per day of PM₁₀
- 6.75 tons per quarter or 150 pounds per day of SO_x

Thresholds for Operational Emissions

Specific criteria for determining whether the potential air quality impacts of a project are significant are set forth in the SCAQMD Handbook. The criteria include emissions thresholds, compliance with State and National air quality standards and conformity with existing State Implementation Plan (SIP) or consistency with the current Air Quality Management Plan (AQMP). The daily operational emissions “significance” thresholds are:

Regional Emissions Thresholds

- 55 pounds per day of ROC
- 55 pounds per day of NO_x
- 550 pounds per day of CO
- 150 pounds per day of PM₁₀
- 150 pounds per day of SO_x

Projects in the South Coast Air Basin with operation-related emissions that exceed any of the emission thresholds are normally considered to be significant.

Local Emission Standards

- California State 1-hour CO standard of 20.0 ppm
- California State 8-hour CO standard of 9.0 ppm

The significance of localized project impacts depends on whether ambient CO levels in the vicinity of the project are above or below state and federal CO standards. If ambient levels are below the standards, a project is considered to have significant impacts if project emissions result in an exceedance of one or more of these standards. If ambient levels already exceed state or federal standard, then project emissions are considered significant if they increase ambient concentrations by a measurable amount. The SCAQMD defines a measurable amount as 1.0 ppm or more for the 1 hour CO concentration or by 0.45 ppm or more for the 8-hour CO concentrations.

- IIlc. The Housing Element Update identifies and assigned growth need of 16,211 additional housing units, including single-family residential and multi-family residential, for development on multiple sites through 2005. New development would generate pollutant emissions due to new vehicle trips, use of equipment, and off-site power and natural gas generation. Emission forecasts or screening thresholds would be completed for each development to track whether any emissions would be excess of SCAQMD thresholds or state or Federal ambient air quality standards. Development anticipated by the Housing Element Update is in compliance with the growth projections in the County's Land Use and circulation Elements.

The Air Quality Element of the General Plan states that new development would be required to comply with pertinent SCAQMD regulations to minimize the generation of criteria pollutant emissions. But based on the findings in the General Plan, future development may result in both and project related and cumulatively significant unavoidable adverse impacts related to air quality. Nevertheless, each development would be evaluated on an individual basis before specific determinations are made. Mitigation measures will be applied to projects on an individual basis, as necessary, to ensure that impacts are less than significant. No additional mitigation measures are necessary.

- IIId. Construction of individual projects could lead to fugitive emissions and other pollutants affecting adjacent sensitive land uses. Increased traffic volumes on County streets could also lead to increases in traffic congestion and the associated vehicle emissions. Because of the conceptual nature of the anticipated development, air quality analysis would be completed for each development (screening or emission estimates) to determine whether emissions from proposed development would be in excess of SCAQMD thresholds, and state or Federal ambient air quality standards. Mitigation measures will be applied to specific projects as necessary to ensure that impacts are less than significant or the potential project specific significant emissions are documented. No significant adverse impacts are forecast to result from implementing the Updated Housing Element. No mitigation measures are necessary.
- IIle. Odors are one of the most obvious forms of air pollution to the general public. Odors can present significant problems for both the source and the surrounding community. Although offensive odors seldom cause physical harm, they can be a nuisance and a concern to the general public. Most people determine an odor to be offensive if it sensed longer than the duration of a human breath, typically 2 to 5 seconds. The only potential odors associated with the project are from the application of asphalt and paint during construction periods. These odors, if perceptible, are common in the environment and would be of very limited duration. Residential uses are not considered by SCAQMD to be a significant source of odors. Through the County's environmental review process, each individual project with a significant potential to generate odors would be evaluated for the potential creation of objectionable odors on and individual basis at the time it is proposed. It is anticipated that any odor impacts would not be significant due to their temporary nature, and the lack of any physical harm. No mitigation measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES – Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (check if project is located in the Biological Resources Overlay ___ or contains habitat for any species listed in the California Natural Diversity Database ___):

IVa. The Valley Region is highly urbanized, and few undisturbed natural open space areas remain. The predominant vegetation types within the undeveloped areas of the valley are ruderal (human introduced vegetation) chaparral, coastal sage scrub, deciduous woodlands, grasslands, and wetlands. Vegetation in urbanized areas consists primarily of introduced landscape species. Rare and endangered flora in the Valley Region includes slender-horned spineflower, Santa Ana River wooly star, Nevin's barberry and parish's checkerbloom. Rare and endangered fauna in the Valley region include western yellow-billed cuckoo, California black rail, bald eagle, Least bell's vireo and San Bernardino kangaroo rat.

The Mountain Region of the County lies in the southwestern portion of the County and comprises the northern half of the San Bernardino Mountains, and the eastern end of the San Gabriel Mountains. Warming following the Pleistocene Epoch has expanded the desert to the eastern slopes of the mountains, pushed the forests higher in elevation, and created a number of distinct vegetation

communities from a combination of the desert and mountain influences, including alpine flora. The major communities include chaparral, sage scrub, deciduous woodlands, conifer forests, wetlands and pebble plains. Rare and endangered flora in the Mountain Region includes Parish's checkerbloom, big-footed checkerbloom, slender-petaled thelypodium and cushionberry buckwheat. Rare and endangered fauna of the Mountain region include the bald eagle, southern rubber boa and unarmored threespine stickleback.

The desert encompasses the largest portion of the county. The Desert Region includes a great diversity of biological resources, including many sensitive ones. This diversity can be classified in various ways that may assist resource management and conservation, but at least ten natural communities may be recognized: white fire woodland, pinion/juniper woodland, sage scrub, Joshua tree woodland, Mojave Desert scrub, saltbrush scrub, alkali sink, dunes and wetlands. Rare and endangered flora in the desert include Swainson's hawk, western yellow-billed cuckoo, least Bell's vireo, Arroyo toad, southwestern arroyo flycatcher, elf owl, Yuma clapper rail, Mojave ground squirrel, Mojave tui chub, bonytail chub, razorback sucker and desert tortoise.

Future development as specified in the Housing Element Update will be reviewed to determine compliance with the County's development standards as well as to determine impacts to candidate, sensitive, or special status species in the County. Any potentially significant impacts to biological resources will be mitigated on a project specific basis in accordance with all applicable state and federal agency guidelines set forth by California Department of Fish and Game (CDFG) and (if appropriate) USFWS as a standard part of the application and review process for development in the County. Also, the land use inventory conducted in support of the Housing Element Update (please refer to Housing Element Update 2000-2005, Appendix A) found more than sufficient vacant land to support the proposed project that excludes wetlands, prime and unique farmlands, flood zones, and areas most suitable to large numbers of endangered species. No additional mitigation measures are necessary.

- IVb. Future development projects that are proposed in conformance with the Housing Element Update will be reviewed on a project specific basis to determine compliance with the County's development standards as well as to assess potential impact to riparian habitat or other sensitive natural communities identified in local or regional plans, policies or regulations. As each specific project will be required to evaluate sensitive biological resources present in the proposed project area, mitigation will be required, as appropriate, through the County's review process to minimize or eliminate potential impacts to biological resources present on-site. In this way impacts will be assessed and mitigated, and no additional mitigation is necessary at this time.
- IVc. The proposed project identifies an assigned growth need of 16,211 units for development. The land use inventory conducted in support of the Housing Element Update (please refer to Housing Element Update 2000-2005, Appendix A) found more than sufficient vacant land to support the proposed project that excludes Wetlands, Prime and Unique Farmlands, Flood zones, and Areas most suitable to large numbers of endangered species. Thus, impacts to wetlands are forecast to be less than significant. Also, each project will be required to fully evaluate potential impacts to biological resources and to minimize or eliminate potentially adverse impacts to sensitive resources in conformance with County development code standards and General Plan policies, and all applicable Corps of Engineers, CDFG and USFWS guidelines and policies.
- IVd. The Housing Element Update identifies an assigned growth need that will be located on vacant and underutilized land currently zoned and designated for residential use. The vacant parcels available for development are located throughout the County, and proposed future development on these parcels will be reviewed on a project specific basis to determine compliance with the County's development standards as well as to determine impacts to migratory fish or wildlife species in the County. As stated in section BI-1 of the County General Plan, all, "discretionary land use proposals for areas within the Biotic Resource Overlay, or Open Space Mapping on the Resources Overlay shall be accompanied by a report that identifies all biotic resources located on the site and those on adjacent parcels, which could be adversely affected by the proposal. The report shall outline mitigation measures designed to eliminate or reduce

impacts to identified resources. The report shall be prepared by an appropriate expert...the mitigation plan shall be prepared following guidelines outlined on pages VIII-126 and VIII127 with reference to regional guidelines contained on pages VIII-128 and VIII-139 of the Final Environmental Impact Report for the General Plan” (County General Plan, page II-C1-4). Additionally, the projects will each be required to comply with Policies BI-1a through BI-1d and BI-2 through BI-6. Projects will be required to minimize or eliminate potential impacts to a less than significant level on a project specific basis. No additional mitigation measures are necessary at this time.

- IVe. The Housing Element Update identifies an assigned growth need that will be constructed on vacant and underutilized land currently zoned and designated for residential use. Future development would be reviewed to determine compliance with the County’s development Standards as well as to determine conflicts with local policies or ordinances protecting biological resources in the County. As each individual project will be required to comply with General Plan policy BI-4f, which requires the following to be incorporated into the conditions of approved for all proposed discretionary land use proposals, “Implement an abatement program to mitigate tree mortality” (County General Plan, page II-CI-5). No further mitigation measures are necessary.
- IVf. The Housing Element Update identifies an assigned growth that will be located on vacant and underutilized land currently zoned and designated for residential use. Future developments will be reviewed to determine compliance with the County’s development standards as well as to determine conflicts with any adopted Habitat Conservation Plans or Natural Community Conservation Plans in the County. “As all projects within the Biotic Resources overlay of the County are required per County General Plan Policy BI-1 to provide a report for County review that identifies all biotic resources located on the site and those on adjacent parcels, which could be adversely affected by the proposal. The report shall outline mitigation measures designed to eliminate or reduce impacts to identified resources. The report shall be prepared by an appropriate expert. . .the mitigation plan shall be prepared following guidelines outlined on pages VIII-126 and VIII127 with reference to regional guidelines contained on paces VIII-128 and VIII-139of the Final Environmental Impact Report for the General Plan” (County General Plan, page II-C1-4). Additionally, the projects will each be required to comply with Policies BI-1a through BI-1d and BI-2 through BI-6. Policy BI-1d requires proposals within the Biotic Resource Overlay Area to include mitigation measures that i) reduce impacts to populations where feasible, ii) reduce impacts to habitat areas due to encroachment of incompatible land uses or fragmentation of habitat area, iii) enhance populations where feasible, and iv) enhance habitat areas such as buffer areas where feasible. BI-2 also states that as listed and candidate species have habitats throughout the county, which may not be included in Overlay, all of the provisions of policy BI-1 may be applied elsewhere in the County. Projects will be required to minimize or eliminate potential impacts to a less than significant level on a project specific basis. No additional mitigation measures are necessary at this time.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (check if the project is located in the Cultural ____ or Paleontologic ____ Resources overlays or cite results of cultural resource review):

Va. Section 150564.5 defines historic resources as resources listed or determined to be eligible fore listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally a resource is considered to be historically significant if it meets at least one of the following criteria:

- i) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage:
- ii) Is associated with the lives of persons important in our past:
- iii) Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values, or
- iv) Has yielded, or may be likely to yield, information important in prehistory or history.

Appendix K of the California Environmental Quality act Guidelines and the Code of Federal Regulations are the standards for defining the significance of a cultural resource.

The Housing Element Update identifies an assigned growth need, which is fully consistent with the Land Use Element of the General Plan as discussed above in the substantiation section for item IIa concerning the land use inventory included as Appendix A for the Housing Element Update. Each specific project that is proposed will be required to evaluate the potential for occurrence of historical resources on-site, and to comply with policies CP-1 through CP-6 of the County's General Plan, and with all applicable state and county guidelines for the preservation of historical resources. Proposed future development will be reviewed by the County for compliance with Section 10564.5 and for review relative to the following inventories: National Register of Historic Places, California Archaeological Inventory, California Historic Resources Inventory, California Historical Landmarks and Points of Historic Interest, and relative to the Archaeological Information Center. The specific projects must conform to the Cultural Resources Section present in the San Bernardino County General Plan and supporting FEIR. No additional mitigation measures are necessary.

- Vb. According to CEQA Guidelines Section 15064.5 and Public Resources Code Section 21083, the proposed project would be considered to have a significant impact if it would cause a substantial adverse change in the significance of a unique archaeological resource (i.e., an artifact object, or site) about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it contains information needed to answer important scientific research questions, has a special and particular quality such as being the oldest or best available example of its type, or is directly associated with a scientifically recognized important pre-historic or historic event or person.

The future construction of the dwelling units for the assigned growth need would be reviewed for compliance with the county's development standards, as well as to determine impacts to any archaeological resources in the County. The specific projects will be evaluated to determine that each is consistent with the County General Plan and its supporting FEIR. Field surveys, evaluations, monitoring and preservation will be conducted as specified in Section II-C2 of the County General Plan and supporting FEIR. Additionally, a preliminary cultural resources review shall be conducted by the Archaeological Information Center and the San Bernardino County Museum prior to application acceptance, as per CP-3 of the County General Plan, when or where a potential cultural resource may be at risk. Historic and archaeological significance will be determined relative to Appendix K of the California Environmental Quality act Guidelines and the Code of Federal Regulations for eligibility for listing in the National Register of Historic Places. No additional mitigation is necessary.

- Vc. Each specific project that is proposed in accordance with the assigned growth need presented in the Housing Element Update will be reviewed for compliance with all State and County ordinances, goals and policies concerning the evaluation and preservation of paleontological resources. Where a potential for paleontological resource exists, field surveys and monitoring will be conducted as specified in Section II-C2 of the County General Plan and supporting FEIR. No additional mitigation is necessary.
- Vd. As per CP-5 of the San Bernardino County General Plan, the Native American Heritage Commission shall be notified of any proposed evaluation or mitigation activities that involve excavation of Native American archaeological sites and their comments and concerns shall be solicited. Further, as per the General Plan FEIR, the County Coroner's office shall be notified in the event of discovery of any human remains. The potential for encountering human archeological remains will be evaluated as part of the archeological evaluation conducted per Vb (discussed above), and projects will be evaluated for compliance with all applicable State and County ordinances prior to ground disturbance. No additional mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS – Would the project:

- | | | | | | |
|------|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. | Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) | Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) | Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) | Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) | Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. | Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. | Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. | Be located on expansive soil, as defined in Table 18 1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. | Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION (check ___ if project is located in the Geologic Hazards Overlay District):

- Vla. i) San Bernardino County is located in a tectonically active region near the boundary of two major crustal plates. This boundary is generally marked by the San Andreas Fault, which extends through the southwestern portion of the County. The San Andreas system exhibits predominantly right strike-slip movement, whereby the Pacific Plate moves relatively northwest with respect to the continent. This active tectonic environment has strongly influenced the geologic and physiographic history of the County.

The County is divided into three geographic regions - valley, mountain and desert. The Valley Region incorporates portions of two major physiographic provinces delineated by tectonic structures. The Transverse Ranges province is subject to the same seismic elements as the

Valley Region. The desert region is located within the Mojave Desert province, with the boundary between this province and the Basin and Range marked by the Garlock Fault.

The Housing Element Update identifies an assigned growth need that will be implemented through the construction of individual projects. Individual projects to be constructed in support of the assigned housing need will be evaluated for consistency with the County Development, Uniform Building Code, County General Plan and FEIR Geologic Hazards Section (particularly relative to the Hazard Overlay Maps and any requirements for a geotechnical or geologic report and ensuing recommendations). Each project will be evaluated on a project specific basis for land use compatibility in Alquist-Priolo Special Studies Zones and Fault Hazards Zones, and for consistency with all goals, policies and actions GE-1 through GE-18 of the County General Plan. Geologic and/or geotechnical reports will be required as needed and as set forth in the General Plan. No additional mitigation is necessary.

- ii) There are a number of faults in the Southern California area that are considered active and could have an effect on future development sites in the form of moderate to strong ground shaking, should they be the source of an earthquake. Earthquake faults traversing the County include, but are not limited to: the San Andreas fault zone, the San Jacinto fault, the Elsinore fault, the Garlock Fault, the Cucamonga Fault and the Chino Fault and numerous other faults in the desert. The possibility of ground acceleration or shaking at a future development site may be considered as approximately similar to the Southern California region as a whole.

Any development that occurs in conformance with the proposed Housing Element Update would be designed to resist seismic forces in accordance with the criteria and seismic design parameters contained in the most current version of the Uniform Building Code for seismic zone 4, Title 24 of the California Building Code (or other zone where applicable), and the standards of the Structural Engineers Association of California. Compliance with these building standards is considered the best possible means of reducing seismic hazards, along with incorporating all recommendations set forth in any geologic/geo-technical reports conducted for a specific project. Therefore, no significant impacts are anticipated as a result of implementation of the project, and no additional mitigation is necessary.

- iii) Liquefaction describes a phenomenon in which cyclic stresses, produced by earthquake-induced ground motion, create excess pore pressures in relatively cohesionless soils. This occurs in areas where the ground water table is less than 50 feet below the ground surface. According to the County's General Plan, the potential for liquefaction is relatively high in several areas of the County. Two areas of relatively high liquefaction potential occur in the Valley Region: the south-central area of the City of San Bernardino and adjoining communities (totaling approximately 30 square miles), and the southwestern portion of the City of Chino and adjacent areas (totaling approximately 20 square miles). The high liquefaction potential in these areas is derived from the presence of shallow groundwater and generally sandy alluvial soils.

Several areas of high liquefaction potential are present in the Mountain Region, including Cajon Canyon, the Middle Fork of Lytle Creek, several unnamed washes north of the City of San Bernardino, and a small area between Big Bear Lake and Erwin Lake. The high liquefaction potential in these areas is derived from the presence of shallow groundwater and the generally sandy alluvial soils.

A number of areas of high liquefaction potential are identified for the Desert Region, as well. These include major alluvial deposits (e.g. the Mojave and Colorado Rivers and major washes), and areas

where structural barriers result in shallow groundwater and playas. The projected high liquefaction potential in these areas is derived from the presence of shallow groundwater and the generally sandy alluvial soils.

As part of the County's development review process, future development projects would be required to prepare geotechnical studies to determine needed geotechnical improvements to reduce potential liquefaction hazards to a level that is less than significant. No mitigation measures are necessary.

- iv) The occurrence of landslides is generally influenced by a number of factors including slope angle, soil moisture characteristics, vegetation cover, and the physical nature and competency of surface and underlying materials. Landslide susceptibility in the Valley Region is limited to the peripheral areas associated with the San Gabriel Mountains, Puente and Chino Hills and a number of smaller miscellaneous highlands. Additionally, much of the Desert Region is assigned low susceptibility to landslides due to average annual precipitation levels of less than 10 inches.

Much of the Mountain Region is mapped as moderately or highly susceptible to landslides due to steep terrain, high precipitation rates, unstable superficial and/or bedrock deposits and proximity to major fault zones. A number of existing landslides occur in the Mountains Region, including extensive areas north and southeast of Big Bear Lake, northwest of the City of Rancho Cucamonga and in the central San Gabriel Mountains, and along the San Andreas fault zone.

The Housing Element Update identifies an assigned growth need, which would be constructed on vacant and underutilized sites throughout the unincorporated County area. Future development projects would be reviewed to determine potential landslide hazards, where necessary. No mitigation measures are necessary.

- Vlb. Erosion is a composite of all processes by which earth or rock materials are loosened or dissolved and moved from place to place. Natural erosion activity depends on the steepness of slopes, amount and intensity of rainfall and soil types. In the desert area, wind erosion is a common type of erosion, and is evident from the scattered dune sand deposits. Some earth materials such as loose, fine-grained soils are more susceptible to erosion by both wind and water. Although the desert area receives less than 10 inches precipitation per year, the rainfall comes in high intensity storms, producing local flash floods in which the surface receives more water than can percolate into the ground, the unpercolated water then moving downslope as sheet flow. Only about 30% of all erosion is due to natural causes. The remaining 70% is the result of human activity. Erosion prevention measures are covered in grading plans and include recommended slope drainage provisions, slope protection and planting (San Bernardino County General Plan: Natural Hazards/Geologic Issues, page 22). In future developments proposed as part of the Housing Element Update, the problems of erosion can be effectively controlled through the existing environmental and engineering review process. As part of the County's development review process, geotechnical studies would be prepared, as necessary, to identify necessary improvements necessary to ensure that no long-term impacts from erosion occur. Additionally, the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which mandates specific recommendations that must be implemented by the developer to ensure that erosion does not create any significant adverse impact. No mitigation measures are necessary for the Housing Element Update.

- Vlc. The topics of landslide and liquefaction potential are discussed in the response to item VIa, and the County's established development review process is adequate to ensure that no adverse impacts occur related to liquefaction and landslide issues. Subsidence is vertically downward movement caused by a lessening in soil water pressure. In addition to seismic sources, it can be caused by removal of large

quantities of sub-surface liquids, especially groundwater withdrawal. Ground subsidence from groundwater withdrawal is a function of the amount of water removed as well as soil particle size, shape and mineralogy, geochemistry of pore water and of water in contiguous aquifers. The issues of lateral spreading and collapse are uncommon in the San Bernardino County area, however, as with the potential for subsidence, landslides, and liquefaction, the potential for collapse and lateral spreading will also be evaluated as part of the County's development review process. Future development projects would be required to prepare geotechnical studies to determine needed geotechnical improvements to reduce potential geological hazards and soil-related hazards to levels that are less than significant. No mitigation measures are necessary for the Housing Element Update.

- VId. San Bernardino County is located in the Transverse and Peninsular Ranges Geomorphic Province. Soils within the valley area include generally deep well-drained sands, sandy loams and silty loams on level alluvial basins and fans; and shallow to deep well to excessively drained sandy loams on foothills and upland areas. Soils in the Mountain areas consist of generally shallow excessively drained sandy loams. These soils typically overlie bedrock (often granitic) at depths of 0-20 inches and lack well defined horizons. Soils in the Desert Region are not well mapped outside the Mojave River Basin. Soils in the Mojave River Basin encompass predominantly substantial deposits of loam and clay soils (primarily in association with playas) are also present. The shrink/swell potential for soils in the County range from low to high. As part of the County's development review process, geotechnical studies would be prepared, as necessary, to identify necessary improvement to ensure long-term geotechnical stability. No mitigation measures are necessary for the Housing Element Update.
- Vle. Future developments that occur in conformance with the proposed Housing Element Update are most likely to be developed in areas where local sewer system infrastructure is available. However, in certain areas of the County, where sewers and wastewater reclamation plants are not available (for example, Morongo Valley), subsurface wastewater management systems are utilized and prior to installing such systems developers must demonstrate to the County Environmental Health Services Division that the soils are suitable to sustain such systems. With implementation of this subsequent review process, no significant impacts would result from this project. No mitigation measures are necessary.

VII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Potentially Significant Impact	Less than Significant with mitigation incorporated	Less than Significant Impact	No Impact
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

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|----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| e. | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. | For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. | Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:

- VIIa. Implementation of the Housing Element Update's assigned growth need of does not require the use of any significant amounts of hazardous materials. No significant amounts of hazardous materials would be transported, used, or disposed of in conjunction with housing units specified by the proposed project. There is no long-term significant hazard associated with the project. Incidental amounts of hazardous materials could be used during construction operations. Additionally, small quantities of household hazardous materials, such as cleaning material and solvents, may be used in conjunction with future housing projects. Furthermore, each development would be subject to environmental review and an analysis of hazards and hazardous materials. No significant impacts are anticipated as a result of the proposed project. No mitigation measures are necessary.
- VIIb. Future developments anticipated by the Housing Element Update may be located in the vicinity of sites where hazardous materials are used or hazardous wastes generated. Releases of hazardous materials may occur during a natural disaster. Likewise, improperly stored containers of hazardous substances may overturn or break, pipelines may rupture, and storage tanks may fail. The Public Safety Element of the General Plan asserts that compliance with federal, state, county and local regulations on hazardous materials use, storage and disposal would minimize the risk of an accident. The proposed development, by its very nature, would not create a significant hazard to the public or environment. Through the County's environmental review process, future development projects would be evaluated for the potential release of hazardous materials into the environment, where necessary. No mitigation measures are necessary.
- VIIc. The proposed project does not involve emissions or handling of hazardous materials, substances or waste. Development anticipated by the Housing Element Update would not pose a hazard to existing schools. No mitigation measures are necessary.
- VIIId. Future developments anticipated by the Housing Element Update may be located on or in the vicinity of sites listed on hazardous material sites. Through the County's environmental review process, it would be determined if a Phase 1 Study would be necessary to determine if a potential development site is on

or within the immediate vicinity of any known hazardous material sites. Where appropriate, mitigation measures would be required at that time to reduce potential hazards to the public to a level that is less than significant. No mitigation measures are necessary for the Housing Element Update.

- VIIe. There are 17 public airports, 29 private airports (including two U.S. Air Force Bases) and 18 heliports operating under state permit within the County. Existing General Plan policies include development of compatible uses in airport noise and accident potential areas, delineation of Airport Proximity Overlays on the Health and Safety Considerations Maps, and special review of proposed expansions and alterations of airport facilities and military installations in the County. Additionally, Airport Safety Overlay (AR) Districts are included in the Development Code, and are designed to provide protection of and compatibility with the safe utilization of airports and other aviation facilities. Existing County General Plan policies are sufficient to ensure that potential conflicts will be reduced to less than significant levels through the County's established review process. No further mitigation is required.
- VIIIf. Numerous private airstrips are located throughout the County. Future development would be evaluated on an individual basis to determine compatibility with the General Plan and Development Code to ensure that no safety hazards would result due to a private airstrip. No mitigation measures are necessary for the Housing Element Update.
- VIIg. The proposed project would not conflict with the County of San Bernardino's emergency response or evacuation plans. Proposed development must be consistent with the County's Land Use and Circulation Elements of the General Plan. Without specific details regarding future developments, it is impossible to identify any specific potential conflicts with an emergency response plan with any precision. Through the County's environmental review process and where necessary, future development projects will be evaluated for consistency with adopted emergency response plans and will include measures if necessary to ensure that impacts are less than significant. No mitigation measures are necessary for the Housing Element Update.
- VIIh. Physical factors such as topography, climate, vegetation and human use, combine to create high and very high fire hazards areas within the foothills of the San Bernardino Valley and in the Mountain areas. Primary wildland fire hazard areas include the Chino Hills, the San Gabriel and San Bernardino Mountains and their surrounding foothills, the Redlands Badlands Area, and Crafton Hills. The primary Urban-Wildland interface areas are northern San Bernardino, Highland, north Yucaipa, Devore, Deer Valley and those portions of the mountain area containing urban type development.

Wildland fires are particularly acute in San Bernardino County due to its Mediterranean climate. Prolonged dry periods from the late spring through the fall and seasonal Santa Ana winds increase local fire hazards. High fire risk areas often correspond to dense chaparral plant associations, which contain scrubs that emit volatile oils when heated. Through the County's environmental review process and where necessary, future development projects will be evaluated to determine exposure of people or structures to a significant risk of loss due to wildland fires. The review process will ensure consistency with the Fire Hazards Section II-A3 of the County General Plan, particularly with respect to the location of projects within a Fire Hazard Overlay area. Each project must demonstrate consistency with the goals, policies and actions of the General Plan, thus impacts are less than significant. No mitigation measures are necessary for the Housing Element Update.

Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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VIII. HYDROLOGY AND WATER QUALITY – Would the project:

- a. Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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| b. | Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation onsite or offsite? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. | Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. | Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. | Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h. | Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i. | Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j. | Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

SUBSTANTIATION:

VIIIa. The Project identifies an assigned housing need of 16,211 new housing units over a 5 year planning period. As these units are developed, wastewater would be discharged into the local sewer system or approved onsite subsurface systems and onsite drainage would flow into the local storm drain system and ultimately into the regional drainage system, which is maintained by County Flood Control. As part of section 402 of the Clean Water Act, the U.S. Environmental Protection Agency has established regulations under the National Pollution Discharge Elimination System (NPDES) program to control

both construction and operation (occupancy) storm water discharges. In California, the State Water Quality Control Board administers the NPDES permitting program and is responsible for developing permitting requirements. Where necessary, each proposed future project will be evaluated on an individual basis for reduction of impacts in conformance with the NPDES program, and in conformance with any requirements for the preparation of an erosion and sediment control program, otherwise termed a Storm Water Pollution Prevention Plan (SWPPP). These measures are part of the existing environmental review process for development projects in the County, and will ensure that impacts are maintained at a less than significant level. No additional mitigation measures are necessary.

- VIIIb. Groundwater basins comprise the major source of potable water for most areas within the County. San Bernardino County encompasses a major portion of the Santa Ana River, South Lahontan, and Colorado River Hydrographic Units, 3 of 16 hydrographic subdivisions in the state delineated by State Water Resources Control Board. The County also includes a small portion of a fourth water basin (the Los Angeles Basin) which is statistically insignificant and is not discussed further here. The three major basins within the County contain a total of 74 distinct groundwater aquifers, which are further subdivided on the basis of local drainage patterns, subsurface characteristics, geology, or custom. Increased population and water demand in recent years has resulted in overdrafting of eleven basins representing historically dependable supplies. Overdrafting is defined as removal of a quantity of water, which exceeds the natural and induced recharge of a particular basin.

Water supply in the County is derived from local groundwater wells operated and maintained by a large number of local water purveyors, some relying upon imported water from the Colorado River Aqueduct and the State Water Project. Water from the Colorado River Aqueduct is delivered by the Metropolitan Water District of Southern California (MWD). State Water Project water reaches San Bernardino County through four wholesale agencies including MWD (Inland Empire Utilities Agency), the Crestline-Lake Arrowhead Water Agency, the Mojave Water Agency and the San Bernardino Valley Municipal Water District. Finally, the Los Angeles Aqueduct supplies water to an area of approximately 3 square miles in the western County, for which the quantity of water involved is considered negligible for the purpose of Regional planning.

Development of the dwelling units assigned in the Housing Element Update would increase water consumption in the County as well as increase dependence on local and imported supplies of groundwater. Where necessary, through the County's environmental review process, future development will be evaluated for potential impacts to groundwater supply and recharge on a local as well as regional basis as each project is proposed. The proposed increase in the number of dwelling units is consistent with the General Plan Land Use Element, and within the supply capacity of the water supply master plans for the County. Additional development review in conjunction with recent State water legislation will also be performed. No mitigation measures are necessary for the Housing Element Update.

- VIIIc. Ultimate build-out of the dwelling units assigned in the Housing Element Update is not expected to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation onsite or offsite. The Project identifies an assigned "New Construction Need" for housing that will be met using vacant and underutilized sites located throughout the County. Some of these vacant sites may involve slight changes to the existing on-site drainage network. However all developed sites would connect to the regional storm drain system and are not anticipated to generate significant erosion or siltation impacts. Each development would be evaluated regarding drainage pattern and surface runoff on an individual basis in order to obtain building permit approval, which in turn requires an approved SWPPP and a NPDES permit (as appropriate). The SWPPP includes an erosion control plan which incorporates recommendations for project implementation. These recommendations are a series of Best Management Practices that serve to reduce impacts related to erosion to a less than significant level. Any alterations to onsite drainage or to streambeds requires coordination with the Army Corps of Engineers, the Regional Water Quality Control Board and the California Department of Fish and Game, any or all of whom may issue further mitigation recommendations to be incorporated into development permit approval requirements. No mitigation is required for the Housing Element Update.

- VIIIId. The Housing Element Update identifies an assigned housing unit need that may be constructed on vacant and underutilized land located throughout the County over the five-year planning period. Some of these vacant sites could involve slight changes to the existing on-site drainage network. However all developed sites would be required to connect to the regional storm drain system and as such are not anticipated to generate significant storm water drainage impacts. Each development would be evaluated regarding drainage pattern and surface runoff on an individual basis in order to obtain building permits. Other required permits, such as an approved SWPPP and a NPDES permit would precede issuance of a building permit which are necessary for project implementation, unless the area of impact is less than five acres. No mitigation measures are necessary.
- VIIIe. Development anticipated as a result of this Project involves developing vacant and underutilized land. Since the sites anticipated for development are vacant, the construction of proposed housing would increase the amount of surface coverage. Therefore the total volume of surface water runoff may be increased by future development projects. Future developments that are proposed in accordance with the assigned New Construction Need identified in the Project will be evaluated on an individual basis to determine the extent of resulting impacts to storm water drainage systems and prescribe mitigation sufficient to reduce those impacts to a level that is less than significant. County design requirements to limit future runoff to approximately the current runoff can ensure that significant increases in surface runoff will not occur. No mitigation measures are necessary for the Housing Element Update.
- VIIIIf. Each development constructed in conformance with the Housing Element Update will be evaluated on an individual basis regarding impacts on water quality. Therefore, this Project is not anticipated to substantially degrade water quality in and of itself. Household wastewater is typically a high quality wastewater that is suitable for secondary uses with appropriate treatment, therefore it is not anticipated that even the cumulative impacts of implementation of the Housing Element Update over the 5-year planning period will reach a level of significance. No mitigation measures are necessary for the Housing Element Update.
- VIIIg. The San Bernardino County General Plan includes a rigorous definition of those areas that may be subject to flooding. These areas are shown in the Land Use Element and the Land Use Maps as a separate flood hazard land use designation/district. Future development in conformance with the Housing Element Update cannot occur in areas that lie within a 100-year flood zone. Development may only occur once the site has been removed from the 100-year flood zone through elevation or other flood protection. Development in areas with flood hazards would be subject to floodplain development requirements to limit the personal and property damage that may occur due to flooding and inundation. Each development will be evaluated on an individual basis and will be required to comply with uniform building codes and regulations, FEMA rules, the General Plan and County Development Code. No mitigation measures are necessary for the Housing Element Update.
- VIIIh. Refer to VIIIg.
- VIIIi. Catastrophic dam failure or flooding along any of the County's major water bodies including the San Antonio Reservoir near Upland, Prado Dam, Big Bear Lake, Lake Arrowhead, Silverwood Lake, Lake Gregory, Mojave River, Lake Mojave and Lake Havasu could generate flooding impacts in the County. Compliance with established building standards would reduce the risk of structural damage due to flooding. Therefore the risk from exposure of people and structures to flooding as a result of implementation of the Housing Element Update is considered less than significant. No mitigation measures are required.
- VIIIj. A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity or a landslide. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam or other artificial body of water. While San Bernardino County does have above ground water reservoirs and lakes, the potential for one of them to catastrophically fail is considered low. The current County General Plan contains policies regarding seiche hazards including a detailed Countywide analysis of lakes and reservoirs, establishment of restrictive seiche zoning (akin to floodplain zoning whereby development is regulated within

identified hazard zones), and notification of pertinent land owners regarding potential hazards. The General Plan also proposes coordination with appropriate regulating agencies to maximize reservoir freeboard and to reduce the potential for seiche hazards. San Bernardino County is too far from the Pacific Ocean to be impacted by tsunami. Although it is unlikely that anticipated development would be impacted by seiche, tsunami, or mudflows, each development would be evaluated on an individual basis for applicable potential impacts. No mitigation measures are necessary for the Housing Element Update.

Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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IX. LAND USE AND PLANNING – Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:

- IXa. Development anticipated by the Housing Element Update would involve development of vacant and underutilized land designated for residential use. Implementation of the Housing Element Update would involve a change in land use from vacant to residential urban uses, but would not significantly divide any community or reduce access to community amenities, and all projects would be reviewed for consistency with the General Plan and Zoning Ordinance. Project impacts are therefore considered less than significant, and no mitigation measures are necessary.
- IXb. Development anticipated by the Housing Element Update would take place on lands currently designated for residential use by the General Plan, and in compliance with all land use plans in the County of San Bernardino. Also, the land use inventory conducted in support of the Housing Element Update demonstrates that there is more than sufficient land area in the County that can be developed to support the assigned housing need of 16,211 housing units. No mitigation measures are necessary.
- IXc. Development anticipated by the Housing Element Update would take place on lands currently designated for residential uses. Future development would be reviewed to determine compliance with the County's development standards as well as to determine conflicts with any adopted Habitat Conservation Plans or Natural Community Conservation Plans as specified in the Biological Resources Section. As stated in section BI-1 of the County General Plan, all, "discretionary land use proposals for areas within the Biotic Resource Overlay, or Open Space Mapping on the Resources Overlay shall be accompanied by a report that identifies all biotic resources located on the site and those on adjacent parcels, which could be adversely affected by the proposal. The report shall outline mitigation measures designed to eliminate or reduce impacts to identified resources. The report shall be prepared by an appropriate expert. . .the mitigation plan shall be prepared following guidelines outlined on pages VIII-126 and VIII127 with reference to regional guidelines contained on paces VIII-128 and VIII-139 of the Final Environmental Impact Report

for the General Plan (County General Plan, page II-C1-4).” Additionally, the specific development projects will each be required to comply with Policies BI-1a through BI-1d and BI-2 through BI-6, which require conformance with all adopted Habitat Conservation Plans and Natural Community Conservation Plans and all applicable sections of the County Development Code, specifically Sections 85.030201, 85.030210, 85.030215, 85.030220, Division 9 Chapters 1-5 (plant protection and management). No additional mitigation measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
X. MINERAL RESOURCES – Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (check ___ if project is located within the Mineral Resources Zone Overlay):

- Xa. The proposed project identifies an assigned growth need of 16,211 units for development. Future development of these dwelling units will require County review to determine compliance with all the current General Plan and County Development Code policies and development guidelines related to mining activities and potential environmental constraints. Projects will be required to comply with County standards, such as the Surface Mining and Reclamation Act guidelines and policies governing the California Division of Mines and Geology Mineral Resources Zones. The County has compiled an inventory and map of Mineral Resource Overlay Districts for the identification, and protection of mineral resources, support of mineral exploration and production activities and requirements for reclamation of mined lands. These policies serve to provide for mineral development within the County while protecting nearby land uses and resource values. All future developments will be required to comply with the aforementioned guidelines and policies for specific overlay districts. In this way, no significant environmental impacts are expected to occur and no mitigation measures are necessary.
- Xb. Please refer to Xa. above. By implementing existing mineral resource management requirements in the County General Plan, no significant loss of important local mineral resources will occur. No mitigation measures are necessary for the Housing Element Update.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
XI. NOISE – Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? ☐ ☐ ☒ ☐
- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? ☐ ☐ ☒ ☐
- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? ☐ ☐ ☒ ☐
- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? ☐ ☐ ☒ ☐

SUBSTANTIATION (check if the project is located in the Noise Hazard Overlay District ___ or is subject to severe noise levels according to the General Plan Noise Element ___):

- Xla. Noise impacts can be broken down into three categories. The first is “audible” impacts, which refers to increases in noise levels that are perceptible to humans. Audible increases in noise levels generally refer to a change of three dBA or more since this level has been found to be barely perceptible in exterior environments. The second category, “potentially audible” refers to a change in noise level between one and three dBA. This range of noise levels was found to be noticeable to sensitive people in laboratory environments. The last category is change in noise level of less than one dBA that are typically “inaudible” to the human ear except under quiet conditions in controlled environments. Only “audible changes in noise levels are considered as potentially significant.

Mobile-source noise (i.e. vehicles) is preempted from local regulations. For mobile sources, an impact would be considered significant if the project were to increase noise by 3 dBA and the resultant noise in the environment were to exceed the County’s noise standards, or 5 dBA if the resultant noise remained below County standards.

The project site is located within San Bernardino County and thus, is subject to the General Plan and noise guidelines incorporated therein. The General Plan discusses the effects of noise exposure on the population and sets land-use compatibility goals aimed at protecting its residents from undue noise. The Plan follows the recommendations set forth in Title 25 of the California Administrative Code and discourages residential development in areas where exterior noise levels exceed 65 dBA CNEL unless measures are implemented to reduce noise levels to below this value.

The San Bernardino County Noise Element contains the following noise standards shown below in Table 5.

Table 5
SAN BERNARDINO COUNTY MAXIMUM NOISE LEVEL STANDARDS

Noise Zone	Desired Maximum	Maximum Acceptable
Low Density Residential	55 decibels	65 decibels
Medium Density Residential	60 decibels	65 decibels

High Density Residential	65 decibels	70 decibels
Schools	60 decibels	70 decibels
Office Commercial	65 decibels	75 decibels
Industrial	70 decibels	75 decibels

The San Bernardino County Noise Ordinance establishes standards for maximum noise levels within residential areas in the County. The exterior noise level standard is 65 dBA from 7 AM to 10 PM and 50 dBA from 10 PM to 7 AM. The interior noise level standard is 55 dBA from 7 AM to 10 PM and 45 dBA from 10 PM to 7 AM.

The County realizes that the control of construction noises is difficult and provides exemption for this type of noise. Generally, construction, repair or remodeling equipment that is temporary in nature shall be exempt between 7 AM and 7 PM, except Sundays and Federal holidays. Since the majority of potentially significant impacts will be temporary and construction-related in nature, and since the proposed future development projects will be required to comply with the County Development Code, General Plan and all other applicable guidelines for project approval, no significant noise impacts are forecast to occur and the existing implementation process is sufficient to maintain impacts at a less than significant level so that no additional mitigation is required.

- Xlb. The residential uses that are proposed as part of the Housing Element Update do not generate excessive groundborne vibration or groundborne noise. Therefore no excessive groundborne vibrations or noise would be created by the proposed project. No mitigation measures are necessary for the Housing Element Update.
- Xlc. Traffic related to development associated with the Housing Element Update would result in permanent increases in ambient noise levels. However, depending on the size of each development, this increase may be notable for some people but may also not significantly impact surrounding sensitive uses, and may not generate a substantial increase in ambient noise levels. Future development in conformance with the Housing Element Update would be implemented in accordance with the Land Use Element of the County General Plan. The Noise and Land Use Elements assert that the future development will comply with County, federal and state guidelines. This would ensure that noise levels in the County are maintained within acceptable standards. Additionally, through the County's environmental review process, each development will be evaluated to determine whether each project results in an increase in ambient noise levels. No mitigation measures are necessary for the Housing Element Update.
- Xld. Noise levels associated with construction activities would be higher than the ambient noise levels in the project area today, but would subside once construction of a proposed project is completed.

Two types of noise impacts could occur during construction. First, the transport of workers and equipment to the construction site would incrementally increase noise levels along site access roadways. Even though there would be a relatively high single event noise exposure potential with passing trucks (a maximum noise level of 86 dBA at 50 feet), the increase in noise would be less than one dBA when averaged over a 24-hour period, and should therefore have a Less than significant impact at noise receptors along the truck routes.

The second type of impact is related to noise generated on onsite construction operations. Local residents would be subject to elevated noise levels due to the operation of onsite construction equipment. Construction activities are carried out in discrete steps, each of which has its own mix of equipment, and

consequently its own noise characteristics. Table 6 lists typical construction equipment noise levels recommended for noise impact assessment at a distance of 50 feet.

Table 6
NOISE LEVELS GENERATED BY TYPICAL CONSTRUCTION EQUIPMENT

Type of Equipment	Range of Sound Levels Measured (dBA at 50 feet)	Suggested Sound Levels for Analysis (dBA at 50 feet)
Pile Drivers, 12,000 - 18,000 ft-lb/blow	81 - 96	93
Rock Drills	83 - 99	96
Jack Hammers	75 - 85	82
Pneumatic Tools	78 - 88	85
Pumps	68 - 80	77
Dozers	85 - 90	88
Tractor	77 - 82	80
Front-End Loaders	86 - 90	88
Hydraulic Backhoe	81 - 90	86
Hydraulic Excavators	81 - 90	86
Graders	79 - 89	86
Air Compressors	76 - 86	86
Trucks	81 - 87	86

Source: Noise Control for Buildings and Manufacturing Plants, BBN 1987.

Noise ranges have been found to be similar during all phases of construction, although the erection phase tends to be less noisy. Noise levels range up to 89 dBA at 50 feet during the erection phase of construction, which is approximately 2 dBA lower than other construction phases. The grading and site preparation phase tends to create the highest noise levels, because the noisiest construction equipment is found in the earthmoving equipment category. This category includes excavating machinery (back-fillers, bulldozers, draglines, front loaders, etc.) and earthmoving and compacting equipment (compactors, scrapers, graders, etc.). Typical operating cycles may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Noise levels at 50 feet from earthmoving equipment range from 73 to 96 dBA.

Development anticipated by the Housing Element Update would be in compliance with the County's Land Use Element of the General Plan. The Noise Element of the General Plan states that future development shall comply with County, federal and state noise standards and guidelines. This would ensure that noise levels in the County are maintained within acceptable standards. In addition, each development would be evaluated on an individual basis to evaluate temporary increases in ambient noise levels. No mitigation measures are necessary for the Housing Element Update.

- Xle. There are 17 public-use airports, 29 private airports (including two U.S. Air Force Bases) and 18 heliports operating under state permit within the County. Existing General Plan policies include development of compatible uses in airport noise and crash areas, delineation of Airport Proximity Overlays on the Health and Safety Considerations Maps, and special review of proposed expansions and alterations of airport facilities and military installations in the County. Additionally, Airport Safety Overlay (AR) Districts are included in the Development Code, and are designed to provide protection of and compatibility with the safe utilization of airports and other aviation facilities. Future development would be evaluated to determine potential noise impacts related to airports. No mitigation measures are necessary for the Housing Element Update.
- Xlf. Numerous private airstrips are located throughout the County. Future development would be evaluated on an individual basis to evaluate excessive noise impacts due to private airstrips. No mitigation measures are necessary for the Housing Element Update.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
XII. POPULATION AND HOUSING – Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- XIIa. The County has experienced rapid population growth over the last 30 years, which is detailed in the project description. The Housing Element Update identifies an assigned growth need of 16,211 housing units, for development through 2005. Because the amount of growth envisioned by the Updated Housing Element is consistent with the County General Plan and applicable regional growth plans, no significant growth inducement is forecast to result from implementing the Housing Element Update. No mitigation measures are necessary.
- XIIb. Future development anticipated by the Housing Element Update would be constructed on vacant and underutilized land in the County, and no existing housing would be displaced, that would not be replaced. Implementation of the Housing Element Update would increase access to decent, affordable housing to meet housing needs within the County. No significant adverse impacts would occur as a result of the proposed Housing Element Update, and no mitigation measures are necessary.
- XIIc. Future developments anticipated by the Housing Element Update would be constructed on vacant and underutilized land in the County, to increase housing supply. No displacement of people or construction of replacement housing would be necessary. No mitigation measures are necessary.

Potentially Significant	Less than Significant with	Less than Significant	No
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XIII. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Impact Mitigation Incorporation Impact Impact

a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- XIIIa. San Bernardino County provides fire protection and emergency services through the San Bernardino County Fire Department (SBCFD). The Fire Department is divided into four divisions: Valley, North Desert, South Desert and Mountain. The Valley Region contains 13 stations, the North Desert division contains 20 stations, the South Desert division contains 17 stations, and the Mountain division contains nine stations.

The Housing Element Update identifies an assigned growth need of 16,211 housing units, including single-family residential and multifamily residential, for development through 2005. Implementation of the Housing Element Update will not necessarily result in housing construction, but will encourage residential development. This could significantly increase the need for additional fire protection in the County, and may require the need for improvements to existing facilities or increases in staffing and equipment. These needs would be addressed and met as each development is proposed, and would be funded through the payment of property taxes, appropriate development fees or project specific mitigation, where necessary. The anticipated growth is consistent with the Land Use Element of the General Plan, and each project will be evaluated to ensure that it is consistent with the General Plan and County Development Code. No mitigation measures are necessary for the Housing Element Update.

- XIIIb. The San Bernardino County Sheriff provides police services to unincorporated areas of San Bernardino County, approximately a 19,790 square mile area. The territory is divided into two bureaus or service areas, which are further disaggregated into 11 subdivisions, six in the Valley, and five in the Mountains and Desert. The Sheriff's Department operates and maintains nearly 1,000 vehicles, 20 stations and resident posts, and one communication system with six dispatch centers.

The Housing Element Update identifies an assigned growth need that could significantly increase the need for additional police protection in the County, and may require the need for improvements to existing facilities or increases in staffing and equipment. These needs would be addressed and met as each development is considered and will be funded by payment of property taxes, appropriate development fees or specific project mitigation. The anticipated growth is consistent with the Land Use

Element and each project will be evaluated to ensure that it is consistent with the General Plan and Development Code. No mitigation measures are necessary for the Housing Element Update.

- XIIc. San Bernardino County is served by 33 school districts. The districts serve the majority of the County through a variety of elementary, middle and high schools. The Housing Element Update identifies an assigned growth need of 16,211 additional housing units for development through 2005. Development of additional housing would increase the County's population, thereby increasing the demand on schools. Additional facilities and staffing may be necessary to accommodate the growth. Through the County's environmental review process, future development would be evaluated for impacts to the schools, and the payment of appropriate fees will be required as part of this process. Each project will be evaluated for compliance the County General Plan and Development Code. No additional mitigation measures are necessary for the Housing Element Update.
- XIIId. San Bernardino County contains seven regional parks totaling over 5,000 acres. The regional parks are Moabi, Prado, Cucamonga, Lake Gregory, Glen Helen, Yucaipa and Mojave Narrows. The Housing Element Update identifies an assigned growth for development through 2005. New housing developments may increase the demand for additional parkland in the County. However, the County's environmental review process will evaluate potential impacts to parks and recreation facilities from future development to determine compliance with the County General Plan, Development Code and all applicable regulations. Individual projects will assist in funding future park resources through payment of property taxes, appropriate development fees or specific project mitigation, such as Quimby Act fees or in lieu facilities. No significant adverse effects are expected to occur due to project implementation. No mitigation measures are necessary for the Housing Element Update.
- XIIIE. Development anticipated by the Housing Element would be evaluated on an individual basis regarding impacts to other public facilities. No significant impacts are forecast to occur relative to any other public facilities as a result of implementation of the Housing Element Update project. No mitigation measures are necessary for the Housing Element Update.

XIV. RECREATION –

- a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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SUBSTANTIATION:

- XIVa. San Bernardino County currently has seven regional parks covering over 5,000 acres. Additional developments anticipated by the Housing Element Update would lessen the parkland to population ratio, but impacts to existing parkland are not anticipated to be substantial, partially due to mitigation. Through the County's environmental review process, potential impacts to parks and recreation facilities would be evaluated for compliance with the County General Plan and Development Code. See Issue XIIIId. for additional discussion of this issue. No mitigation measures are necessary.
- XIVb. New development anticipated by the Housing Element Update would increase the demand for parks and recreation facilities in the County. Through the County's environmental review process, potential impacts to parks and recreational facilities would be determined. Where needed, appropriate mitigation measures would be required to reduce potential impacts to a level that is less than significant. See Issue XIIIId. for additional discussion of this issue. No mitigation measures are required for the Housing Element Update.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC – Would the project:				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- XVa. The Housing Element Update identifies an assigned growth need of 16,211 additional housing units. The additional development and associated traffic volumes are included in the future traffic projections in the County's Circulation Element. With the incorporation of traffic improvements recommended in the

Circulation Element, future traffic volumes would operate at acceptable levels of service. Through the County's environmental review process, future development projects would be evaluated for potential traffic impacts. Where needed, appropriate mitigation measures would be required to reduce potential project specific traffic impacts to a level that is less than significance in order to maintain consistency with the General Plan and the Development Code. No mitigation measures are necessary.

- XVb. The County's Circulation Element establishes a standard for a Level of Service (LOS) LOS C or better for major intersections in the County, with the exception of major development areas. The County's Congestion Management Plan (CMP) indicates the LOS should be LOS E or better for CMP roadways (freeways and major highways).

Because development anticipated by the Housing Element Update is in compliance with the County's build-out estimates specified in the General Plan, additional development is not likely to contribute additional local traffic impacts beyond those already identified in the General Plan EIR. However, additional development could contribute to cumulative countywide traffic impacts. However, traffic generated by anticipated development would likely be mitigated through ongoing and future highway improvements. Through the County's environmental review process, future development projects would be evaluated for potential traffic impacts and would be required to maintain consistency with the General Plan. No mitigation measures are necessary for the Housing Element Update.

- XVc. Development anticipated by the Housing Element Update involves the potential development of 16,211 housing units on vacant and underutilized parcels of land throughout the County. The anticipated amount of development would not result in any changes to air traffic patterns. Nor would the anticipated amount of development result in any substantial safety risks related to aircraft traffic. There is more than sufficient available vacant land for the implementation of the proposed project in areas that would not result in changes to air traffic patterns or an increase in safety risks. No mitigation measures are necessary for the Housing Element Update.

- XVd. The Housing Element Update identifies an assigned growth need of 16,211 additional housing units through 2005. Any needed traffic improvements associated with the anticipated development would be constructed to the County's roadway safety standards. The increased amount of traffic associated with the anticipated development would not substantially increase hazards to motorists, pedestrians or bicyclists because of County safety design requirements and maintenance of acceptable traffic flow on the County's circulation system. Through the County's environmental review process, future development projects would be evaluated for potential safety impacts and would be required to maintain consistency with the General Plan. No mitigation measures are necessary.

- XVe. The Housing Element Update identifies an assigned growth need of 16,211 additional housing units through 2005. The proposed project would be required to conform to traffic and safety regulations that specify adequate emergency access measures. Through the County's environmental review process, future development projects will be required to maintain consistency with the General Plan Safety Element and all other applicable guidelines and regulations related to providing adequate emergency access to the County. Future development will be evaluated on a project specific basis to determine adequacy of emergency access. No significant impacts are anticipated as a result of the proposed project. No mitigation measures are necessary.

- XVf. Development anticipated by the Housing Element Update involves the development of residential dwelling units. Each development would be required to satisfy County parking standards. Future development would be evaluated to determine adequacy of parking as part of the standard County environmental review process. No mitigation measures are necessary.

- XVg. The County of San Bernardino contains access to several forms of alternative transportation such as buses, walking trails and bicycle paths. Alternative modes of transportation would be made available to

the housing units and proposed developments that would be proposed in conformance with the Housing Element Update. The proposed development would not be in conflict with adopted policies, plans or programs that support alternative transportation. No mitigation measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- XVIa. There are 22 operating public wastewater treatment facilities located throughout the County allowing most urban areas to be served by sewers. Exceptions include the communities of the South Desert (Morongo Valley, Yucca Valley, Joshua Tree and Twentynine Palms), and portions of the Mountain and North Desert Regions.

Three different Regional Water Quality Control Boards (RWQCBs) are responsible for water quality issues in the County. The Santa Ana RWQCB encompasses the southwest corner of the County and includes all of the Valley area and portions of the Mountain region. The Lahontan RWQCB includes a substantial portion of the northern Desert Region and the remainder of the occupied Mountain Region. The Colorado River RWQCB encompasses the southern portion of the Desert Region. The County Department of Environmental Health Services (DEHS) plays a key role in the attainment of RWQCB goals on a local level. The agency maintains memoranda of understanding (MOUs) with the Santa Ana

and Lahontan RWQCBs which establish guidelines, regulations and standards to protect local groundwater basins where subsurface wastewater management systems are allowed.

The Housing Element Update identifies an assigned growth need of 16,211 additional housing units, including single-family residential and multifamily residential, for development through 2005. The General Plan specifies that future development could require expansion of existing facilities. Through the County's environmental review process, future development would be evaluated for potential impacts to wastewater treatment facilities. The wastewater management master plans maintained by the wastewater service providers of the County are required to plan for future growth. The proposed Housing Element Update provides information that is to be utilized by service providers to plan for and accommodate future growth in accordance with SCAG and County growth projections. Because this document is part of the basis for future infrastructure planning and as it includes several programs designed to assist in infrastructure planning, the proposed project will not contribute to any significant wastewater service impacts. No mitigation measures are necessary for the Housing Element Update.

- XVIb. Water supply in the County is derived from local groundwater wells operated and maintained by various cities as well as independent water companies (water purveyors). A number of public agencies are responsible for sewage collection and treatment in the County, including regional agencies, city-operated facilities, and special districts. In areas where publicly operated facilities are not available, wastewater must be collected and treated in privately owned systems.

The Housing Element Update identifies an assigned growth need of 16,211 additional housing units, including single-family residential and multifamily residential, for development through 2005. Increased water consumption would result in a higher demand for water resources. The General Plan asserts that additional facilities may be required for future development. Future water consumption would be evaluated on an individual basis as each new development is proposed, and recommendations for upgrades to local water supply facilities would be made at that time. This update is intended for use by water and wastewater treatment providers in future planning for infrastructure to accommodate growth in the County. As the Update provides several programs targeted towards assisting service providers in planning infrastructure, the element is found to generate only less than significant impacts. No mitigation measures are necessary for the Housing Element Update.

- XVIc. Stormwater drainage is provided through reinforced concrete pipes and open channels throughout the County. Stormwater flows are directed in a westerly direction, toward the Pacific Ocean.

Existing storm drain lines would be utilized by future developments proposed by the Housing Element Update. Any new lines or connection would have to be installed directly by future projects or through fair share funding. New development may occur in areas identified with deficient storm drainages and could exacerbate existing flooding problems without mitigation. Stormwater drainage facilities would be evaluated on an individual basis as each new development is proposed, and recommendations for upgrades to facilities would be made at that time. All future developments will be required to conform to County development code standards and General Plan goals, guidelines, policies and actions. No mitigation measures are necessary for the Housing Element Update.

- XVId. The County's water supply is considered of high quality and the delivery system is comprehensive and in generally excellent condition. The primary source of the water supply is groundwater, with the remaining need imported from variety of sources including local surface water supplies, the Colorado River Aqueduct, the State Water Project, and the Los Angeles Aqueduct.

The increase in water consumption that may occur with new development anticipated by the Housing Element Update would not result in significant impacts to local and imported water supplies. See the discussion under Issue XVIb. for additional information. Build-out of the County, including commercial and industrial areas, could potentially result in the overdrafting of underground water supplies. Impacts

to available water supplies would be evaluated on an individual basis as each new development is proposed and each proposed project will be required to conform to the County Development Code and to the County General Plan. No mitigation measures are necessary for the Housing Element Update.

- XVIe. Development anticipated by the Housing Element Update includes an assigned growth need of 16,211 additional units throughout the County. The General Plan specifies that future development could require construction of additional wastewater facilities. Through the County's environmental review process, future development with build-out of the County and other related projects in the area would be evaluated for potential impacts to wastewater treatment providers. See the discussion under Issue XVIb. for additional information. Impacts will be less than significant as the projects will be required to conform to all applicable County Development Code Guidelines and to the General Plan and Mitigation measures specified in the General Plan FEIR. The wastewater treatment providers are required to maintain master plans to accommodate the growth forecast to occur for the region. Impacts are expected to be less than significant with regards to wastewater treatment capacity based on the master plans currently being utilized to plan for wastewater treatment in the County, and development projects will only be approved when they are consistent with the phased and modular construction of wastewater treatment capacity as set forth in the General Plan FEIR page VII-223. No mitigation measures are necessary for the Housing Element Update.
- XVI f. The County contracts with 16 independent waste haulers throughout the County. Of these waste haulers, four are contracted in the Mountain region, seven in the Desert region, and five in the Valley region. Solid waste is taken to a variety of transfer stations (7) and landfills (7) located countywide. Additional development anticipated by the Housing Element Update would increase the generation of solid waste. The General Plan specifies that future development would be required to contract individually with disposal companies serving the County. Through the County's environmental review process, future development would be evaluated for potential impacts to solid waste disposal service and landfill capacity. Each proposed development will be required to conform with all applicable County General Plan, General Plan FEIR, Development Code and Solid Waste Management Plan guidelines and policies to ensure that impacts are maintained at a less than significant level. No mitigation measures are necessary as the existing County environment review process is sufficient to maintain impacts at a less than significant level.
- XVIg. The development anticipated by the Housing Element Update includes the assigned growth need of 16,211 additional units throughout the unincorporated County. Although there would be increased generation of solid waste due to the proposed project, it is impossible to determine specific generation rates with any precision without specific details regarding future development. Through the County's environmental review process, future development would be evaluated for potential impacts to solid waste disposal service. Where needed, appropriate mitigation measures would be required to reduce potential impacts to a level that is less than significant. No mitigation measures are necessary.

Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE –

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? ☐ ☐ ☒ ☐
- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ☐ ☐ ☒ ☐

SUBSTANTIATION:

- XVIIa. The proposed project is located in the County of San Bernardino. No significant biological or historical impacts are anticipated to result from implementation of the proposed project, as each specific project to be implemented in conformance with the Housing Element Update will be required to conform with the County General Plan, County Development Code and with measures set forth in the County of San Bernardino General Plan FEIR. In addition, through the County's environmental review process, future development projects would be evaluated for potential direct and indirect impacts on biological and cultural resources. Where needed, appropriate mitigation measures would be required to reduce potential impacts to a level that is less than significant and thus in conformance with the General Plan and Development Code. No mitigation measures are necessary for the Housing Element Update.
- XVIIb. The proposed project involves the implementation of the Housing Element Update for the County of San Bernardino. The Housing Element is a policy document designed to assist the County in future planning. Although the Housing Element identifies an assigned growth need for additional housing units within the County, all of the proposed units would not necessarily be constructed. Through the County's environmental review process, future development projects would be evaluated for potential cumulative impacts and for consistency with all applicable policies of the County General Plan and the County Development Code. Through the environmental review process, potential cumulative impacts to various natural and man-made resources will be required to be maintained at a level that is less than significant relative to all thresholds defined by all applicable federal, state and local guidelines. No mitigation measures are necessary as the existing County environmental review process is sufficient to maintain impacts at a less than significant level.
- XVIIc. The proposed project is the implementation of the Housing Element Update for the County of San Bernardino. The Housing Element is a policy document designed to assist the County in future planning. Nothing in the Housing Element Update would harm human beings. To the contrary, the purpose of the Housing Element is to establish policies that remove barriers and encourage housing development and a variety of programs designed to increase access to decent affordable housing for all economic segments of society. Although the Housing Element Update identifies an assigned growth

need for additional housing units within the County, all units would not necessarily be constructed. Through the County's environmental review process, future development projects would be evaluated for potential direct and indirect impacts on human beings. Where needed, appropriate mitigation measures would be required to reduce potential impacts to a level that is less than significant. No mitigation measures are necessary for the Housing Element Update.

CONCLUSION:

Based on the analysis contained in this Initial Study, implementation of the County's Housing Element Update is not expected to cause any significant adverse environmental impacts. The Update is a policy document designed to allow for adequate planning by various agencies to meet the anticipated housing demand in the County's unincorporated area over the planning period, 1998-2005. Almost all of the future development anticipated by the Housing Element Update must receive subsequent review by the County before it can be implemented. Small developments, such as individual residential units, rehabilitation, or replacement units would not require discretionary review, but these projects are too small in scope to cause significant adverse environmental effects. Because of the existing procedural protections for future residential development and because the number of units is consistent with regional planning agency requirements, the County finds that the approval and implementation of the Updated Housing Element will not cause significant adverse environmental effects. Based on this finding, the County will circulate a proposed Negative Declaration as the appropriate CEQA determination for the Housing Element Update.

MITIGATION MEASURES:

(Any mitigation measures which are not "self-monitoring" shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval.)

None required.